

**Zoning in the Central Business District (BC)
Working Group Meeting #2 Meeting Minutes
Room 308
Monday, November 21, 2016
6:00 p.m. – 8:00 p.m.
Town Hall, West Hartford, CT Room 217**

Attendees:

Working Group: Scott Falk, Lisa Campo, Kevin Prestage, Alanna Heaney, David Meehar, Anna Boelitz, Christine Fichera

Town of West Hartford Staff:

Mark McGovern, Director of Community Services

Todd Dumais, Town Planner

Brittany Bermingham, Planning Technician

1. Planning & Zoning Overview

Todd Dumais worked through a powerpoint presentation covering the following:

- A review of the CBDH Zone
- A review of the BC Zone
- A review of existing conditions in the BC zone

A discussion ensued on key aspects of the BC and CBDH Zones within the goals of the POCD. In particular, the history of the development of the CBDH and the development of Blue Back Square were discussed.

Information was then provided outlining key density related zoning bulk controls on a parcel by parcel basis within the Center. In addition, the results of a ground floor “uses” inventory were provided and discussed. Mr. Dumais noted that this information needed /

2. Working Group Exercise

- Planning & Zoning knowledge of the Center

An interactive exercise was conducted to assess member’s knowledge of the density related concepts of the build environment in the Center. The working group was split into two teams and each team was given a map of the Center. They used different colored push pins to indicate their answers to the following questions:

- Which structure do you believe is the tallest in the center?
- Which structure has the biggest FAR?
- Which structure do you believe is most characteristic of the center?
- Which structure do you like the least?

A discussion among the members about some of the public misperceptions that may occur about the Center ensued. Also, the current state of the center and its characteristics were discussed and what should be explored for the future.

3. Review / Study Timeline Discussion

- Future Working Group meeting date(s)

The group selected a next meeting date for December 13th.

- Planning consultant engagement

Todd Dumais updated the group that a consultant has been chosen and that they will attend the next meeting, pending contract execution in December.

- Public involvement workshop dates

Mr. Dumais said that public workshops will likely begin in January.